

# FRAME ONLY

Pre-Cut Kit

# 12X30 HOME OFFICE

STORAGE SOLUTIONS

STORAGE SOLUTIONS



Our most popular small cottage design for its practicality and versatility. From a campground cabin, to backyard office, to luxurious storage shed, the open floorplan provides lots of room for customization. The porch provides a relaxing outdoor space to enjoy a sunrise or sunset.



## 12X30 HOME OFFICE FRAME ONLY PRE-CUT KIT

Base Area: 360 sq. ft.

Total Interior Area: 312 sq. ft.

Porch Area: 48 sq. ft.

Recommended Foundation:

6-8" Crushed Gravel

Overall Dimensions:

10'6"H x 12'W x 30'D

Estimated Weight: 6000 lbs

The frame only kit includes rough sawn hemlock floor, wall and roof framing, plus hardware and step-by-step DIY building instructions. Note: Pictures may reflect client upgrades and modifications that do not come standard.

### Roof

Gable Roof Style

Roof Pitch: 4/12

2"x6" rough sawn Hemlock

Rafters 24" On Center

1"x6" rough sawn Hemlock

Exposed Collar Ties

### Rough Openings:

1 (qty) 38½"W 82½"H Rough Opening for Door

2 (qty) 3'x2' Rough Opening for Window

### Assembly & Logistics Information

Estimated Assembly Time:

Two People: 35 hrs

Estimated Shipping Cube Sizes

Cube 1: 42"x60"x192"

### FRAME ONLY PRE-CUT KIT:

The budget friendly frame only pre-cut kit includes skids, floor joists, 4x4 post and beam hemlock wall framing, roof rafters, hardware and step-by-step D.I.Y. building instructions.

### EVERY KIT INCLUDES

- Color Coded
- Part Numbered
- Step-by-Step Instructions
- & All Fastening Hardware Included

### Additional Sizes:

12X16 | 12X20 | 12X24 | 12X26 | 12X30 | 12X40

### Additional Types:

FRAME ONLY KIT | COMPLETE KIT | FULLY ASSEMBLED | 3-SEASON KIT | 4-SEASON KIT

Configure Yours at

WWW.JAMAICACOTTAGESHOP.COM

### Floor System

2 (qty) 6x6x30' Hemlock Skids

2"x6" rough sawn Hemlock

Joists 24" On Center

### Walls

4"x4" Hemlock Post and Beam Wall Framing

Wall Height: 82"

HMOF.12X30.FPCK